SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
COMBOS & LAWLESS, P.C.
23 Floor, First American Center
Nashville, Tennessee 37238-0057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00.

Bryan W. Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 1989.

Notary Public

My Commission Expires:
1-21-90

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL:	MAP-PARCEL NUMBER
Bryan W. Ford 939 Russell Street #15 Nashville, TN 37206	First American Bank 4894 Poplar Avenue Memphis, TN 38117	Map 82-16B Parcel 302.00 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FIRST AMERICAN NATIONAL BANK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRYAN W. FORD, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

> Land in Davidson County, Tennessee, being Unit No. 302, Russell Street Commons, III, of record in Plat Book 6900, page 375, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Included in this conveyance is a covered parking area known as No. 301 of the "Lower Level Parking & Storage", on the Plan of Russell Street Commons, III, of record in Plat Book 6900, page 375, said Register's Office.
>
> Being part of the same property conveyed to First American National Bank by Trustee's Deed, of record in Book 7600, page 130, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the

and , to the said GRANTEES, their heirs and assigns, forever. And we, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to specially warrant and defend the title to the said land only to the extent and from the date the GRANTOR acquired the subject property, to the said GRANTEE his heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 12th day of May, 1989.

FIRST AMERICAN NATIONAL BANK

By: Anne S. McKee

Its: Vice President

By: McCoy C Zachry

Its: SVP.

executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of ____, 1989.

Commission Expires: 1-21-90

Notary Public

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Anne G. McKee & McCoy C. Zachry with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President & Senior Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 1989.



Commission Expires: 1-21-90